



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 03, 2024

Les Seifert

14900 Interurban Ave S, Suite 138

TUKWILA, WA 98168

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-21-0100
PROJECT NAME	DOS LAGOS MIXED USE PROJECT
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	DOS LAGOS MIXED USE - LOTS D & E. LOT D CONTAINS 47 UNITS AND 1,100 SQUARE FEET OF COMMERCIAL OFFICE. LOT E CONTAINS 45 UNITS. LOTS D & E ARE CONNECTED WITH COMMON BOUNDARY LINES (ONE SINGLE MIXED USE DEVELOPMENT).
SITE ADDRESS	3910 5TH ST SE ;
PARCEL #	0419102107; 0419106026; 0419106027; 0419106028; 0419106029;
ASSOCIATED LAND USE PERMIT(S)	P-21-0099 P-20-0088 PR20221559 PR20221560
APPLICATION DATE	September 08, 2021
APPLICATION COMPLETE DATE	
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. The latest revised copy of submitted materials has fulfilled the city’s requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	
CONDITIONS	See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

HOW TO USE THIS LETTER

The “**Conditions**” are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Chris Beale	2538415418	CBeale@PuyallupWA.gov
Engineering			
Traffic	Bryan Roberts	2538415542	broberts@PuyallupWA.gov
Building	Janelle Montgomery	2537703328	JMontgomery@PuyallupWA.gov
Fire			

Condition Category	Condition	Department	Condition Status
Submit With Civil Permit Application	ITEMS REQUIRED PRIOR TO CIVIL PERMIT APPROVAL: Parcel E: 1. There is an existing 60-ft easement which conflicts with the proposed building layout. Provide supporting documentation that verifies that the proposed project does not interfere with existing easement rights (Easement Releases; Grantee acknowledgment letters; etc).	Engineering Division	Open
Submit With Civil Permit Application	ITEMS REQUIRED PRIOR TO OCCUPANCY: Parcel D: 1. Recorded private stormwater easement associated with the existing Black Swamp conveyance system. Easement shall be between	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>the ownership of Parcel 0419033037 and Parcel 0419102107.</p> <p>2. Recorded public access and utilities easement between 3rd St SE and 39th Ave SE (use City form).</p> <p>Parcel E:</p> <p>1. Recorded public utility easement for the existing storm conveyance line between 5th St SE and Willows Pond (use City form). Minimum easement width is 40-ft per current City Standards.</p> <p>- A DRAFT easement document shall be submitted with the Civil Engineering Permit Application.</p>		
Submit With Civil Permit Application	<p>GENERAL:</p> <p>1. The proposed project shall be designed to ensure that landscaping trees are located a minimum of 10-ft from any public utility and any onsite lighting or other permanent structures are located outside the limits of any public utility easement(s).</p> <p>2. Incorporate 2nd REVIEW comments as noted on the Parcel D Preliminary Plans (Sheets C3.0-C3.2) and Parcel E Preliminary Plans (Sheets C4.0-C4.2).</p> <p>3. At time of civil application, incorporate previously acknowledged conditions described in DRT Letter 1 dated December 28, 2021.</p>	Engineering Division	Open
Standard Conditions	<p>Traffic Impact Analysis is approved. Project will generate 43.2 pm peak hour trips.</p> <p>Parcel D: 23.4 trips Parcel E: 19.8 trips</p> <p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application.</p> <p>Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.</p> <p>Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half- street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.</p> <p>a. Half-street grind & overlay may be necessary based on the roadway condition at the time of civil review.</p> <p>At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.</p> <p>a. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.</p> <p>b. Streetlight design shall provide the following:</p> <p>i. Provide details on how streetlights will be powered</p> <p>ii. Location of conduit runs</p> <p>iii. Wiring Schedule</p> <p>1. Conduit size and type for each raceway</p> <p>2. Conductors details</p>		

Condition Category	Condition	Department	Condition Status
	<p>iv. Pole schedule 1. STA & offset for each luminaire v. Show location of junction boxes</p> <p>A 30-foot commercial driveway will be required for site access.</p> <p>Driveway & parking lot cannot exceed 10% grade.</p> <p>AutoTurn analysis will be required to ensure site driveways and internal circulation can accommodate the largest anticipated design vehicle. Submit at the time of civil review.</p>		
Submit With Civil Permit Application	At time of civil, correct reference to read 8501150183. [Plans-Lot D; Sht C3.1]	Engineering Division	Open
Submit With Civil Permit Application	At time of civil application, overflow facilities shall be provided at the low points of the proposed permeable pavement areas to prevent surface runoff and safe discharge to the downstream storm system.	Engineering Division	Open
Submit With Civil Permit Application	At time of civil application, identify seasonal high groundwater elevation for Lots D & E to ensure there is no impact to the dispersal trench.	Engineering Division	Resolved
Submit With Building Permit Application	<p>The applicant must submit the full set of EV requirements, including calculations based on the 2021 Washington State Building Code, Table 429.2. These requirements include:</p> <ul style="list-style-type: none"> - EV Charging Stations: 10% of the total parking spaces. - EV-Ready Parking Spaces: 25% of the total parking spaces. - EV-Capable Parking Spaces: 10% of the total parking spaces. <p>All percentages must be rounded up to the nearest whole number. The calculations should</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	be clearly presented on the site plan for the building. Additionally, the site plan should clearly label each of the three types of EV spaces to facilitate ease of construction and inspection.		

Sincerely,

Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov